

ZON04-00040



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ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00040 TO SATISFY PARKING REQUIREMENTS FOR PARCEL I, DESCRIBED AS LOT 8, BLOCK 2, SAHARA SUBDIVISION, EL PASO, EL PASO COUNTY, TEXAS (9930 DYER STREET), BY ALLOWING OFF-STREET PARKING ON PARCEL II, DESCRIBED AS LOT 25 BLOCK 2, SAHARA SUBDIVISION (TAJ MAHAL STREET), PURSUANT TO SECTION 20.14.040, AND THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, the **Sang Morgan** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code to allow the off-street parking requirements of Section 20.64.170 to be satisfied off-site;

WHEREAS, the requirements of Section 20.64.170 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Parcel I, which is described as *Lot 8, Block 2, SAHARA SUBDIVISION, El Paso, El Paso County, Texas*, and which is municipally known and numbered as 9930 Dyer Street, is in a C-1 (Commercial) District which requires six (6) parking spaces under Section 20.64.170 of the El Paso Municipal Code;

2. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied off-site as described in Paragraph 3 of this Ordinance;

3. That Parcel II, which is described as *Lot 25, Block 2, SAHARA BSUBDIVISION, El Paso, El Paso County, Texas*, and which is municipally known as Taj Mahal Street, is located

in an R-4 (Residential) District on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.14.040 so that the property described in Paragraph 3 of this Ordinance may be used as off-street parking in order to satisfy partially the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the C-1 (Commercial) and R-4 (Residential) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00040**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

7. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

(SIGNATURES ON FOLLOWING PAGE)

PASSED AND APPROVED this 25th day of May, 2004.

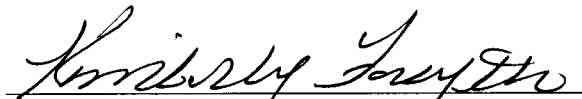
THE CITY OF EL PASO

Joe Wardy, Mayor

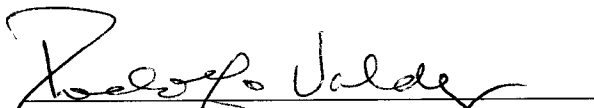
ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:



Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

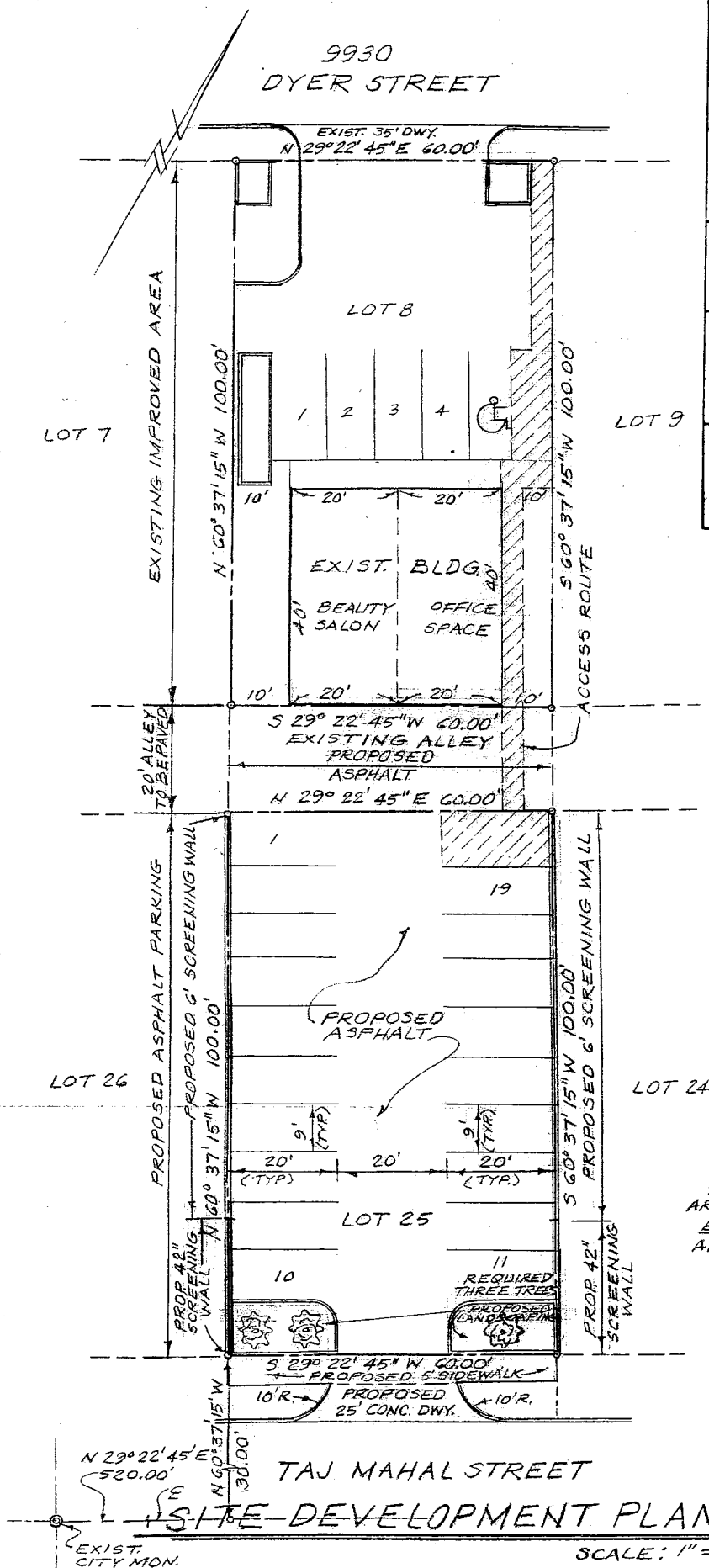
23 April 2004

[Signature]
APPLICANT

MAYOR



TOTAL PKG. SPACES = 25
TO BE PROVIDED



ZON 04-00040